

**Belgrade Montana Property**

# FOR LEASE

## Commercial B-2 Highway Business Lot



### 3.3 Acres with Interstate Frontage

**On-Site Utilities: City Sewer & Water, Gas, Electric, Phone & Fiber Optics**  
**B-1 Highway Business Zoning Includes a Wide Array of Retail & Office Possibilities**  
**Neighboring Retail Development, Office Buildings, Hotels, & Health Services**

**Call Us or Visit Our Website [www.dnrc.mt.gov/leasing](http://www.dnrc.mt.gov/leasing) for more Information**  
**See How Long Term Leasing Can Work for your Project!**

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**Leases are offered through a competitive Request for Proposal (RFP) Process.**



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Interested Parties,

By the Enabling Act approved February 22, 1889, the Congress of the United States granted to the State of Montana, for common school support, sections 16 and 36 in every township within the State. The "Act" created "State School Trust Lands" and provided that rentals received on leased lands and all other actual income shall be available for the maintenance and support of such schools and institutions.

The Montana Department of Natural Resources and Conservation (DNRC) is currently offering the following Montana State School Trust Lands for lease. An RFP has been issued and can be viewed at [www.dnrc.mt.gov/leasing](http://www.dnrc.mt.gov/leasing).

### Alaska Road Property, Belgrade, MT

Lot	Acres	Square Feet
COS #2275	3.30	143,748

The Alaska Road property is located within the city limits of Belgrade, Montana. City sewer and water are available. It is adjacent to and entirely visible from Interstate 90 and located on the Jackrabbit Road interchange. The property is level and has no physical or environmental constraints for development. The property offers convenient access to municipal services.

With its centralized location, Belgrade provides easy access to many Montana tourist destinations. Yellowstone National Park, Lewis and Clark Caverns, Big Sky Ski and Summer Resort, Museum of the Rockies, and Nevada and Virginia Cities are all within close driving distance.

Trust Lands offer unique opportunities for commercial development. Initial leasing costs are typically much lower than purchasing costs. Trust Land leases can have a term up to 99 years and are assignable. Subleasing and ground leasing are other considerations that allow flexibility to Trust Land commercial leases.

